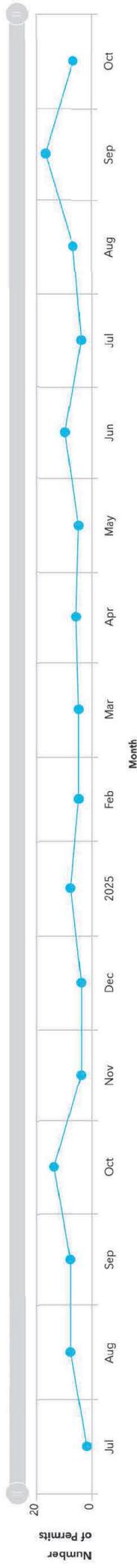
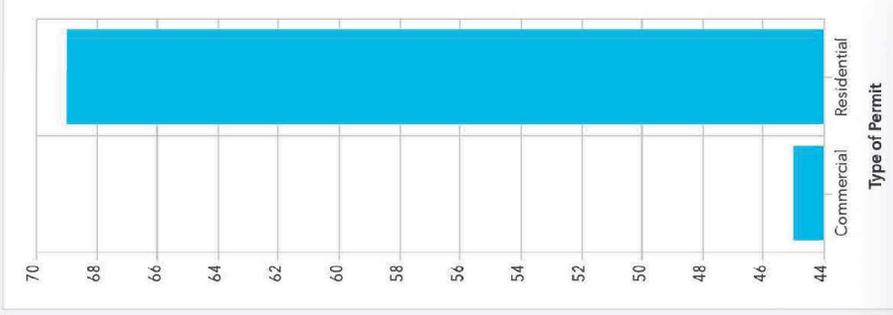
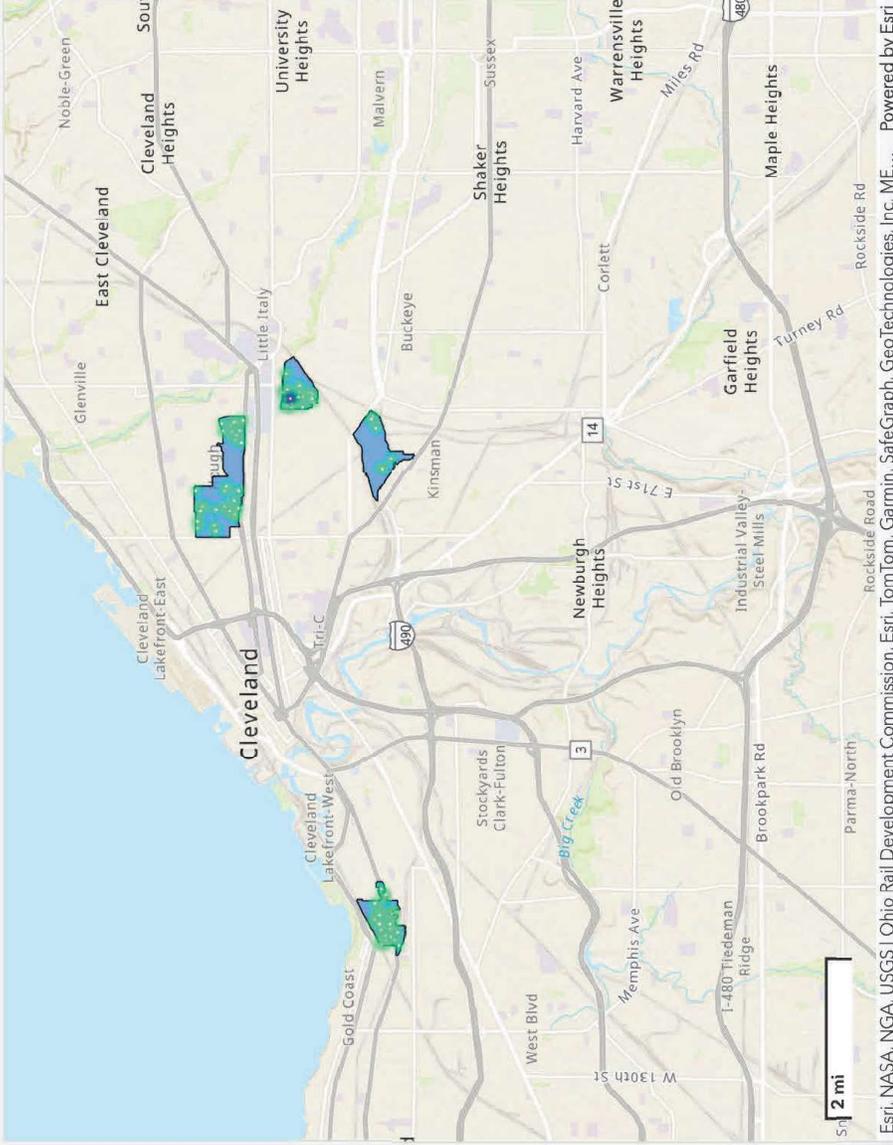


FBC Permits of new construction or alternations



<p>Submitted FBC Permits New Construction/Alterations</p> <h1>115</h1>	<p>New Construction per</p> <h1>23</h1>
<p>Permit Turn Around Time</p> <h1>35.6</h1> <p>days</p>	<p>Alteration permit</p> <h1>92</h1>
<p>Total Fees Collected in FBC</p> <h1>\$138.7k</h1>	<p>Total job values in FBC</p> <h1>\$61.3M</h1>
<p>New Constructions/Alterations in FBC area since 07.0...</p>	<p>FBC Permit Data 1162025</p>
<p>New Permit Format</p>	<p>Old Permitting Format</p>

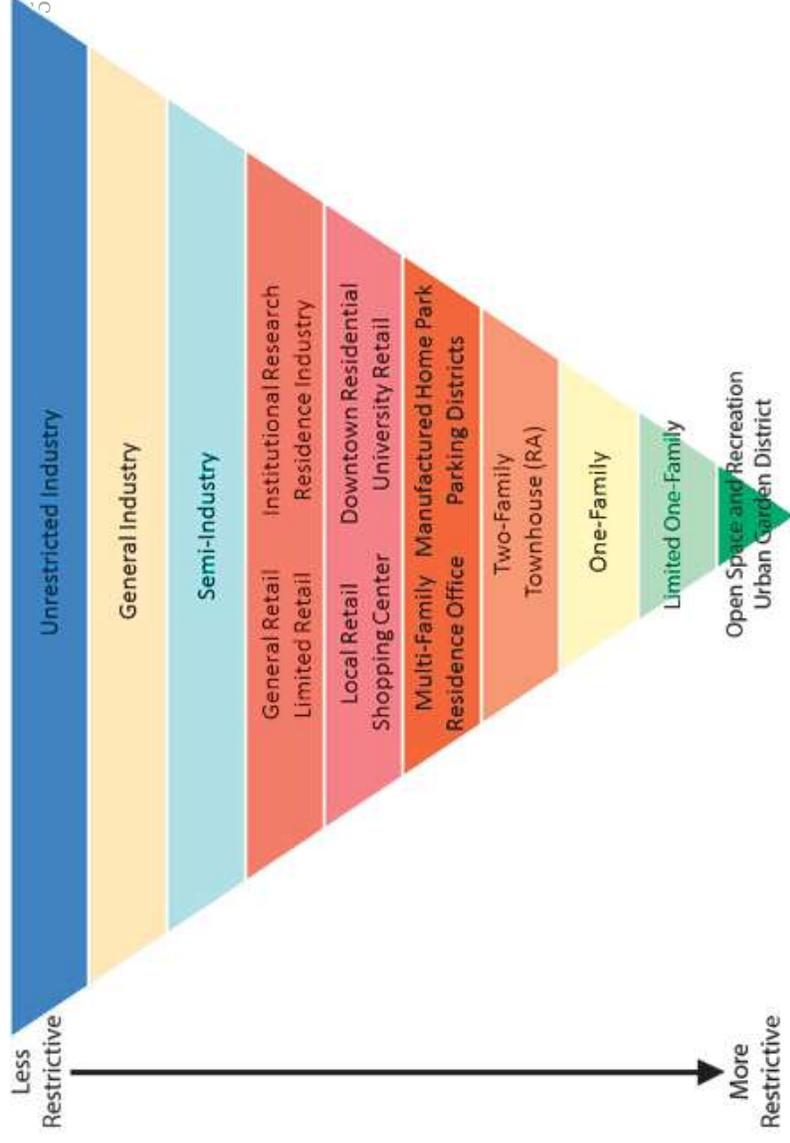


Purpose of Request

- Introduce district types to accommodate uses not well served today, such as automotive, industrial, entertainment, waterfront, and transit-oriented development.
 - Build on lessons from pilot districts and refine provisions around administration, streetscape easements, ADUs, and first-floor residential restrictions.
 - Address conflicts with Fire Code that have posed barriers to infill and adaptive reuse in built-out contexts.
 - Create a framework for predictable, user-friendly standards that support housing variety, flexibility of emerging uses, and a high-quality public realm.
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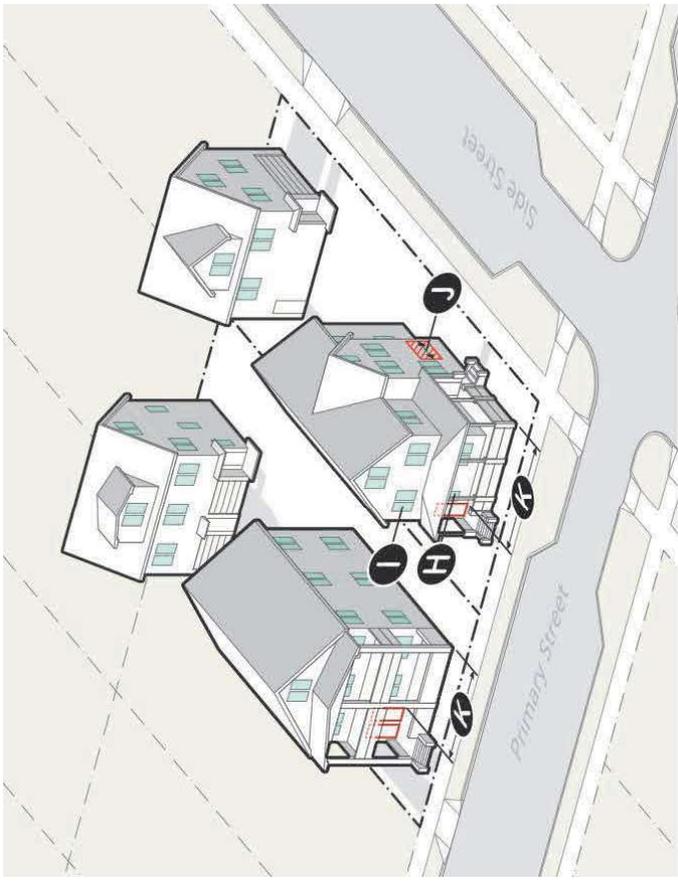
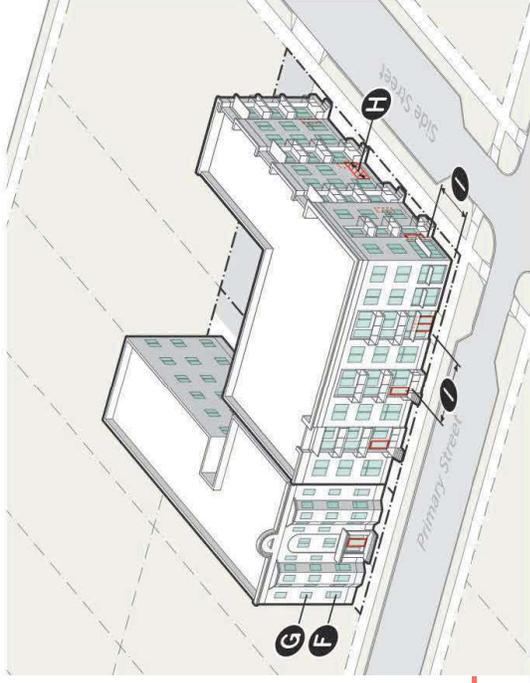
Administration & Useability

Clarify permitting pathways,
variance standards, and the
cumulative vs.
Noncumulative use table.
Reduce reliance on ad hoc
relief by embedding
predictable standards.



Accessory Dwelling Units (ADUs) & Additional Structures

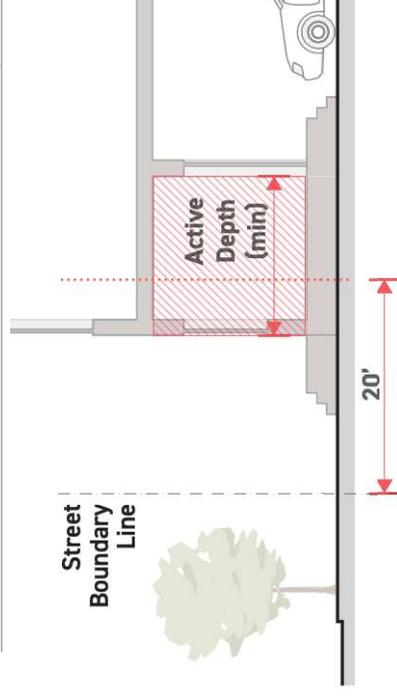
Clarify how ADUs, additions, garages, and multiple structures on a lot are treated under the FBC. Expand flexibility to support multigenerational housing and smaller infill typologies.



Ground Floor Height & Residential Restrictions

Reassess required ground-floor clear heights and active-use thresholds. Evaluate whether prohibitions on residential at the first floor in Urban Node districts and the outright ban on residential in Urban Innovation Campus Districts align with market demand and housing goals.

1. Massing		2.2.11
Height (max)		
A	Stories/feet	2.5/32'
B	Top plate	25'
Width (max)		
C	Primary street	35'
D	Side street	70'
E	Active depth (min)	9'
Dwelling units per building (max)		
		3
2. Story Height		2.2.12
F	Ground story height (min)	9'
G	Ground floor elevation (min/max)	2'/5.5'



Expanded District Types & Uses

Introduce or revise districts to capture uses not yet well addressed, including:

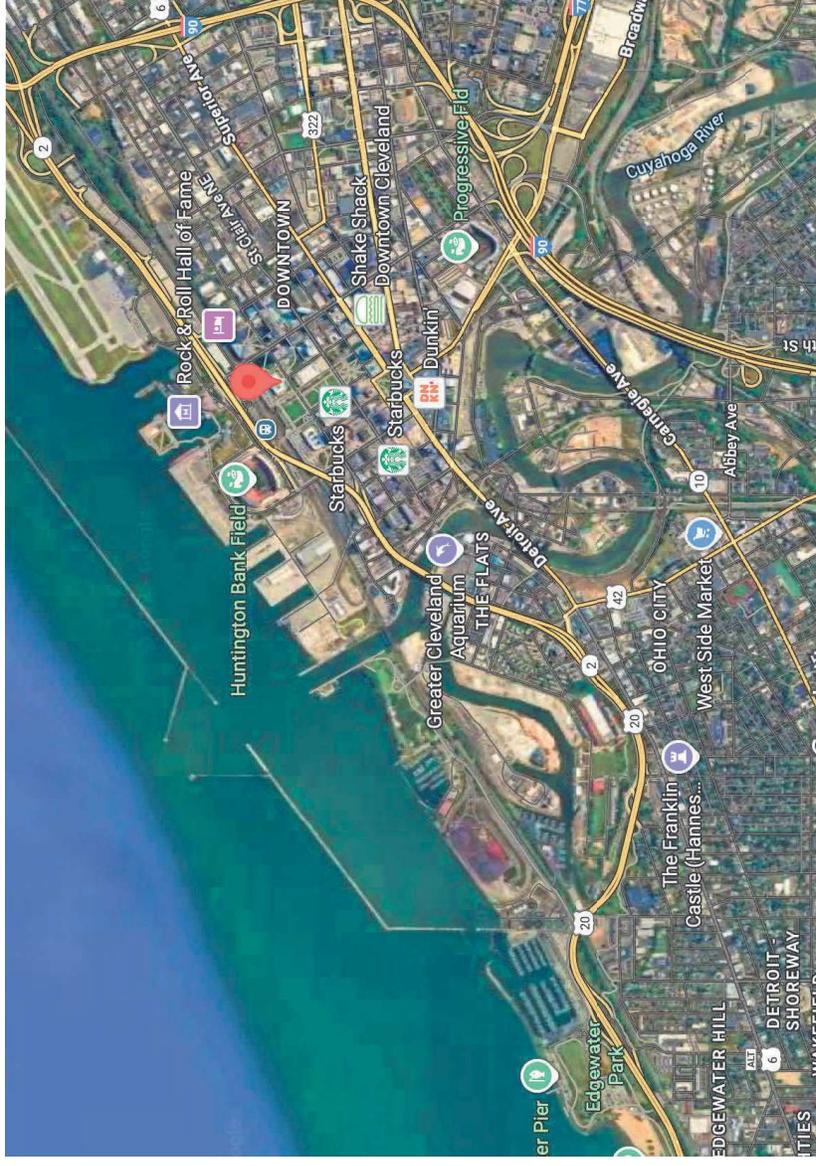
- Automotive-oriented uses (repair, service, sales)
- True industrial uses (manufacturing, warehousing, distribution)



A good zoning code provides a place for everything, and everything in its place

Transit-Oriented Development districts

- Waterfront and Riverfront districts aligned with Vision for the Valley and Lakefront planning
- Emerging uses such as makerspaces, artisan production, and hybrid work-live options.



Streetscape Easement & Frontage Standards

Evaluate how the streetscape easement requirement functions on built corridors. Propose differentiated standards by corridor type (e.g., Detroit/W. 25th v. Broadway vs. Lorain) and ensure feasibility on constrained sites.



Conflicts with Fire Code & Infill Development

In practice, stringent Fire Code application has created barriers to infill and adaptive reuse projects. Consultants will recommend creative, code-acceptable strategies that balance life-safety requirements with urban form goals, including alternative compliance paths and design mitigations appropriate for Cleveland's built-out urban context.

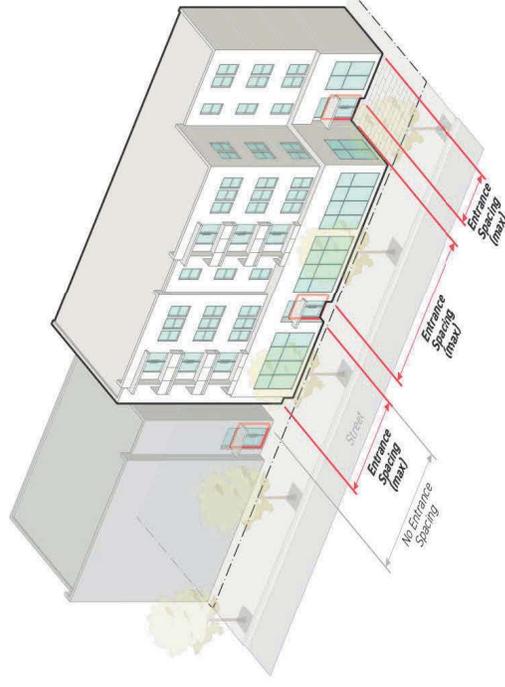
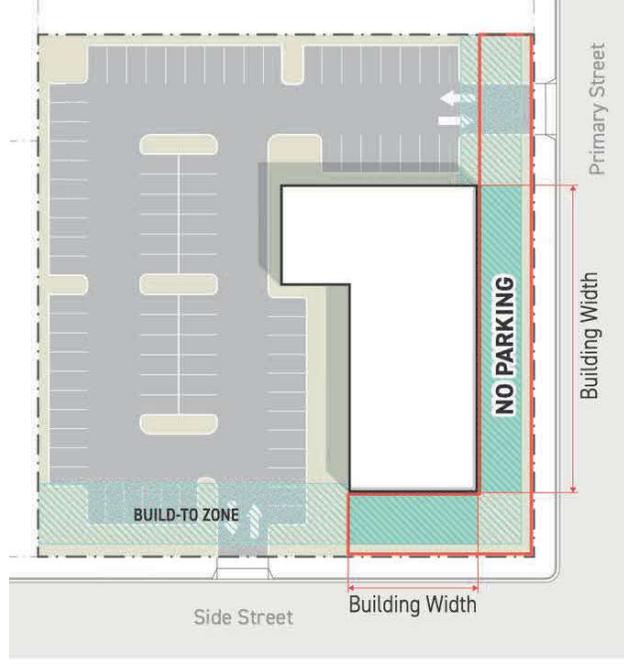


11/03/25



Design & Technical Standards

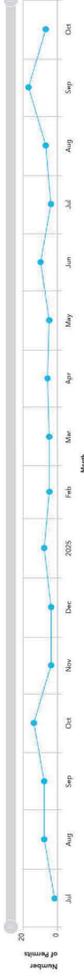
Review door spacing, transparency, amenity space, parking location/screening, EV charging and garage placement. Recommend adjustments to balance functionality with design quality



FBC Update



FBC Permits of new construction or alterations



Permit Turn Around Time
35.6 days

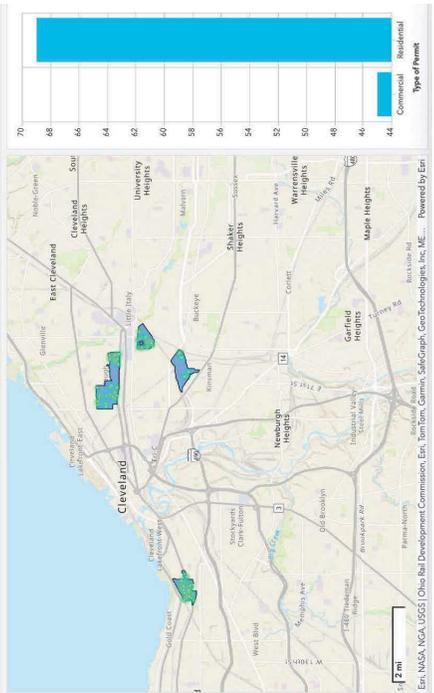
Total Fees Collected in FBC
\$138.7k

Approved Permits
92

Resubmitted Permits
23

Total job values in FBC
\$61.3M

New Constructions/Alterations in FBC area since 07.0...



Hough Senior - Axonometric View

